

# THE GRAND BAHAMA PORT AUTHORITY, LIMITED BUILDING & DEVELOPMENT DEPARTMENT



## RESTRICTIVE COVENANTS

ARDENFOREST CONSTRUCTION DESIGN GUIDELINES

**EXHIBIT C**  
**Arden Forest – Developer Program**  
**Construction Design Guidelines**

**Site Preparation/Development**

1. Each house model size (***livable or air conditioned space***) to be erected on a lot should comply with the ***minimum house size*** established for that lot, by Devco and as shown per the attached sheet marked ***Attachment 1 “Arden Forest unit 1-Developers/Sales Program.”***
2. Trees situated on any lot having a diameter of three (3) inches or more and measuring three (3) feet from the natural grade, within twenty (20) feet of the rear boundary of each lot, shall not be removed or destroyed except where necessary for construction of a house.
3. House models shall be erected ***forty (40) feet*** from the front lot line on all lots in the subdivision except for those lots identified as corner lots and containing a delineated shape other than square. These lots would require special and further consideration by Devco or The Building & Development Services Department, as its agent.
4. The front yard of each lot shall be fully graded and landscaped with sod grass covering from the midpoint of the sidewalls of the house model to the front lot line. The minimum landscaping plants shall be ***two (2) shade trees, two (2) fruit trees and twenty (20) flowering shrubs.***

**House Model Guidelines**

1. ***Roof*** covering finish material shall be of a minimum standard ***Quality and Design*** comparable to that of the ‘***CertainTeed Carriage House Shingle***’. (***See Attachment***) ***Driveways and walkways*** shall be constructed with concrete or asphalt.

- 2. Exterior Doors** shall be solid wood panel or steel doors (**minimum standard**).
- 3. Windows** shall be double-glazed. Bronze tints are permitted, however, no reflective foil, tinted glass, or other material shall be permitted.
- 4. Exterior Lighting** shall be installed containing adequate and proper shielding of fixtures.
- 5. Exterior Materials and Colors:** All exposed concrete block must be stuccoed. Natural stone, hardi-plank or other material must be approved by Devco. Similarly, all exterior colors must be approved by Devco.
- 6.** House models shall have the **basic central air condition infrastructure**. No window or wall air condition units shall be permitted.
- 7.** House models shall allow space and have the required infrastructure for laundry washer and dryer.
- 8.** No person shall place on any lot clothes lines which may be visible either from the street or from the rear of said premises and in particular where said properties back upon the golf course or share a common rear boundary line with another property. Such clothes lines must be enclosed in a hedge or other protective enclosure, the nature and form of said clothes lines and protective enclosures to be approved by the Vendor as part of the plans of the improvements to be located upon the property.
- 9.** House models shall include a minimum of **two (2) appliances**, namely, a refrigerator and stove.
- 10.** The house model's interior floor to ceiling height shall be nine (9) feet.

**N.B. \*All of the above guidelines are to be read in conjunction with the Subdivision's Restrictions and Stipulations. A complete copy of the Subdivision's Restrictions and Stipulations are attached for the perusal and compliance of the Private Developer or Property Owner.**

